City of Lafayette Staff Report

For:	City Council Planning Commission Design Review Commission
By:	The Planning Division
Date Written:	January 22, 2008
Meeting Date:	January 28, 2008
Subject:	**Planning Division Work Plan for 2008**

Purpose

To review and approve a list of long range planning studies to be undertaken in 2008.

2007: A Review

Planning Tasks

Since 2001, the City Council, Planning Commission and Design Review Commission have held annual joint meetings to consider and approve a yearly work plan for the planning division. This year's joint meeting will be the seventh annual work plan review.

In 2007, a total of two hundred and sixty six applications were processed and considered either by staff, the Design Review Commission or the Planning Commission (or in some cases, by all). The majority of these applications were requests for design review approval of residential additions, mostly in the hillside overlay district. In an ongoing effort to streamline the development review process for the public and reduce Commission and staff workloads, eighty seven hillside development applications for minor additions were issued over-the-counter permits, thereby avoiding lengthy review. Some notable applications considered in 2007 were the Woodbury and Lafayette Park Terrace condominium projects, and the Strand appeal (new house on Burton Ridge). 2007 also saw the successful completion of negotiations on the Palos Colorados settlement agreement.

On the long-range planning side, the early part of the year was dominated by the revisions to the sign ordinance regulating the size and number of signs allowed per parcel in residentially zoned districts. The Downtown Lafayette Strategic Plan was formally launched and an advisory committee was created to guide the process. A committee was created to study the issue of house size in Lafayette. Significant strides were made by the Senior Housing Task Force towards making the senior housing project a reality. In January 2007, the City Council selected Eden Housing, Inc. to build the senior housing project. Eden is close to acquiring a site in the downtown.

In 2007, several Commissioners – both from the Planning and Design Review Commissions –volunteered to serve on task forces or subcommittees including the Senior Housing Task Force cited earlier, the Library Technical Committee, Environmental Strategy Task Force, and the House Size Committee.

Com Agenda 5A

The City's code enforcement program was in effect for the full year and ninety one cases were handled. In addition to these cases, the code enforcement officer has been able to address many complaints by visiting the sites and talking to the property owners about the City's regulations.

Planning Revenues

In fiscal year 2006-2007, revenues covered 97% of the division's general fund expenditures. Application processing fees now account for over half of the total revenues.

The Annual Work Plan Review

As stated earlier, this is the seventh annual work plan prepared for the planning division and the Commissions it serves. The following is a list of long-range tasks that were completed since we began this practice in 2001/2:

Long Range/Applications

1. General Plan update
2. Adoption of a State-certified housing element
3. Hillside ordinance update, 2002 and 2003
4. LR10 ordinance update and creation of the LR5 district
5. Lot line revision ordinance update
6. Grading ordinance update
7. A new public art ordinance
8. Parking development payment fee update
9. A new sports court ordinance
10. Revisions to the second unit ordinance
11. A new tree protection ordinance
12. A policy on temporary homeless shelters
13. Completion of the RR5 study, followed by a City-wide amendment to the general plan map and rezoning of parcels to LR5
14. A policy on public notification
15. A new construction and demolition debris recycling ordinance
16. An ordinance creating a new design review trigger – structures exceeding 17' in height
17. A revised flat fee structure for Planning services
18. A new recycled water ordinance

19. New regulations to implement the C.3 provisions of City's municipal stormwater discharge permit
20. Reasonable accommodations ordinance
21. Hillside ordinance revisions, 2006
22. Density bonus policy
23. Regulation of the demolition of buildings in the redevelopment project area
24. Updated code enforcement ordinances and a new code enforcement program
25. Revisions to the sign ordinance
26. Adoption of an Environmental Strategy
27. Adoption of the Local Hazard Mitigation Plan
28. Adoption of the Redevelopment 5-year Implementation Plan
29. Selection of Eden Housing, Inc as the City's partner to build an affordable senior housing project
30. Approval of the Veterans Building land use permit
31. Approval of the library application
32. Selection of WRT as consultant for the Downtown Strategy

Streamlining and improving procedures, processes and information

1. Creation of the Applications Review Committee to triage incoming applications
2. Amendments to the review process so that most applications can be acted upon by the zoning administrator
3. Creation of the assisted-zoning administrator (AZA) process to reduce the Commissions' work loads
4. An updated database to better track the application process
5. Updates to the City's web site to include FAQs and all Planning application forms & handouts
6. Establishment of a procedure for certificates of compliance for existing lots
7. Direct linkage to Permits Plus, the Building Department's permit tracking system, eliminating paperwork to place holds on inspections
8. Updated application forms and handouts
9. Standardization of conditions of approval
10. A new procedure to place holds on framing inspections to better track changes to the approved plans.

Staff would like to take this opportunity to thank the Planning and Design Review Commissioners as well as members of the Environmental Task Force, the Senior Housing Task Force, the House Size Committee and the Downtown Strategy Advisory Committee for their invaluable guidance, help and support. We could not have accomplished what we did without them.

Staff Comments

Given the state of the housing market, staff anticipates a reduction in the number of development applications received and processed. However, if the City were to adopt a house size ordinance which is on this year's task list, the number of applications could remain the same or potentially increase. The Applications Review Committee (ARC) process has been most useful in minimizing the level of review for all applications, and as a result, many applications that previously would have been considered by the Design Review Commission are now being handled over the counter or by the zoning administrator.

The proposed 2008 long range list of tasks is ambitious but staff is confident of making significant progress on all tasks listed.

Planning and Design Review Commission Recommendations

The work plan was reviewed by the Planning Commission on January 17, 2008. The Commission indicated its support of the work plan and recommended adding a quick fix to the zoning ordinance regulating horticultural uses in the R100 district. The Design Review Commission is scheduled to consider the matter on January 22, 2008.

Recommendation

Approve the work plan for 2008. Authorize the transfer of $30,000 to Account 11-410-861 to pay for the upgrading of the drainage impact and walkways fees.

Attachment: 2008 Work Plan

Planning Services Division
2008 Work Plan

January 2008

LAFAYETTE
SETTLED 1848 — INCORPORATED 1968

PRIMARY RESPONSIBILITIES

1. Implement the goals of the General Plan.
2. Process development applications.
3. Staff and provide professional recommendations to the Planning Commission, the Design Review Commission, the Downtown Street Improvement Master Plan Implementation Committee and other committees and task forces.
4. Provide assistance to the public in the areas of zoning, planning and other related activities.
5. Conduct long-range planning studies as directed.
6. Process building permit applications.
7. Investigate and resolve code violations

APPLICATION SUMMARY 2001-2007

Type	2001	2002	2003	2004	2005	2006	2007
Hillside Dev. Permit	-	40	91	98	104	97	149[1]
Design Review	74	65	34	35	40	51	32
Variance	34	50	27	34	25	28	27
Tree Permit	-	-	2	19	18	19	13
Second Unit[2]	-	-	10	11	6	5	5
Sign Permit	11	10	16	10	13	6	10
Lot Line Revisions	14	7	6	9	10	11	11
Land Use Permit	11	16	7	6	13	8	6
Minor Subdivision	4	1	4	5	6	6	2
Right of Way Abandonment	3	0	0	4	1	0	0
Change of Address	13	19	4		10	10	5
Temporary Land Use	4	6	3	3	3	3	3
General Plan Amendment	0	0	2	3	1	0	0
Rezone	2	1	2	2	2	0	0
Certificate of Compliance	-	-	1	2	1	1	1
Tract	2	1	0	2	1	0	0
Zoning Text Amendment	0	1	7	1	2	1	2
TOTALS	**172**	**217**	**216**	**247**	**256**	**246**	**266**

[1] Includes 87 Hillside Development Permits issued over-the-counter (OTC) after review with senior staff and/or ARC
[2] Second units were grouped under land use permits prior to 2003

ANNUAL CONSTRUCTION OF HOUSING UNITS BY TYPE

Year	Single Family Units	Multi-Family Units	Second[3] Units	Demolitions	Net Housing Unit Increase	Total Unit Increase By Decade
1980	35	0		0	35	
1981	40	4		1	43	
1982	21	3		0	24	
1983	31	0		0	31	
1984	33	32		1	64	
1985	31	0		0	31	
1986	57	16		6	67	
1987	54	0		8	46	
1988	61	8		7	62	
1989	40	0		6	34	
						437
1990	23	13		9	27	
1991	25	0		14	11	
1992	17	0		7	10	
1993	13	0		0	13	
1994	16	5		0	21	
1995	21	6		0	27	
1996	21	0		0	21	
1997	35	0		0	35	
1998	44	0		0	44	
1999	29					
						238
2000	29	75		0	104	
2001	19	0		18	1	
2002	21	11		19	13	
2003	20	0		12	8	
2004	7	9	1	6	11	
2005	20	0	3	3	20	
2006	14	0	4	11	7	
2007	18	0	4	5	13	
2008						
2009						

[3] Second units were not listed as a separate dwelling unit type until 2004.

AGENDA LOAD 2001-2007

Commissions and Committees

Commission	2001	2002	2003	2004	2005	2006	2007
Planning							
1. No. of meetings	28	28	29	25	27	24	25
2. No. of items considered	116	122	84	115	70	78	77
3. No. of new applications considered	47	37	44	40	34	42	33
Design Review							
1. No. of meetings	19	29	33	27	28	28	25
2. No. of items considered	129	166	165	215	143	150	124
3. No. of new applications considered	43	57	88	68	65	72	52
DSIMPIC							
No. of meetings	5	6	7	4	4	0	2

Zoning Administrator

Zoning Administrator	2001	2002	2003	2004	2005	2006	2007
No. of meetings	n/a	22	28	28	21	24	22
Number of applications	56	60	54	61	53	51	40

CODE ENFORCEMENT LOG 2007

Month	Building Code & Zoning	RVs, Boats Trailers and Vehicles	Noise	Signs	Home Business	Encroachment in Public Right of Way	Trees	Livestock	Illegal Dumping	Residential Nuisance
January	0	1	1	0	1	2	0	1	0	0
February	4	1	0	0	0	0	0	0	2	1
March	0	0	0	0	1	0	1	0	1	1
April	1	0	0	0	1	0	1	1	0	1
May	0	7	0	0	0	0	0	0	0	3
June	1	1	1	0	1	1	1	0	1	4
July	4	1	0	0	1	1	1	1	0	5
August	0	0	1	0	0	0	0	1	0	1
September	4	4	0	0	0	0	3	0	0	5
October	1	5	0	1	0	1	4	0	0	3
November	1	0	0	0	0	0	0	0	0	3
December	1	0	0	0	0	1	1	0	1	1
Year End Totals	**17**	**20**	**3**	**1**	**5**	**6**	**12**	**4**	**5**	**28**

REVENUES AND EXPENDITURES

Planning Revenues by Fiscal Year

FY	Total Revenues Received ($)	Total General Fund Expenditures ($)	Revenues as a % of Expenditures
2001-2002	382,975	766,660	50
2002-2003	671,883	820,689	83
2003-2004	830,332	830,872	99.9
2004-2005	745,912	866,436	86
2005-2006	857,545	938,506	93
2006-2007	944,283	966,351	97

Revenue Breakdown by Fiscal Year

FY	Total Revenues Received ($)	Building Surcharge Collected ($)	Application Fees ($)	Regional Traffic Fee ($)
2001-2002	382,975	261,303 (68%)	92,896 (24%)	28,776 (8%)
2002-2003	671,883	346,727 (52%)	202,354 (30%)	122,802 (18%)
2003-2004	830,332	284,775 (34%)	430,496 (52%)	115,061 (14%)
2004-2005	745,912	274,215 (37%)	421,441 (56%)	50,256 (7%)
2005-2006	857,545	317,979 (37%)	440,262 (50%)	112,901 (13%)
2006-2007	944,283	344,831 (37%)	541,039 (57%)	58,413 (6%)
2007-2008 (July-Dec)	408,155	151,890 (37%)	235,204 (58%)	21,061 (5%)

2007 TASK LIST: YEAR END REVIEW

Non Housing Element Tasks (shaded rows indicate tasks for which additional funds are/will be needed either in FY07/08 or 08/09)

No.	Task	Schedule	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
1	Downtown Strategic Plan	Task will continue into 2008	Additional funds for CEQA: to be determined (FY08/09)	Hours spent so far: approx. 80 hours. Additional 80-100 hours needed to complete task (not including CEQA)	RDA
2	Sign ordinance amendments	Completed	None	100 hours	General Fund
3	Regulating house size	Study complete. Neighborhood meetings Feb-Mar '08. Proposal to Council April-May '08. Estimated completion August 2008	None	100 hours	General Fund
4	Eastern Deer Hill Road General Plan amendment	Planning Commission rescinded approval of massing schemes; decision appealed and denied. Estimated completion June 2008	None	120 hours	General Fund
5	Development fees audit: Upgrading of existing walkways and drainage impact fees and creation of new impact fees	Consultants have completed analysis of existing fees; recommend that walkways and drainage impact fees be upgraded. Estimated completion June 2008. Study to create new fees to begin in July 2007.	Upgrading existing fees: $30,000 (FY07/08) Creation of new fees: to be determined (FY08/09)	Hours spent so far: approx. 80 hours. Additional 80-100 hours needed to complete task	General Fund
6	Bollinger Development Agreement	Tolling agreement has been extended to January 31, 2008	None	Staff time spent so far: 80 hours. Additional 80-100 hours needed to complete task	General Fund
7	Zoning ordinance update	Work on residential chapters of the zoning ordinance to begin after completion of house size study	None	200 hours	General Fund

No.	Task	Schedule	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
8	Develop local CEQA guidelines	Very little progress made	None	200 hours	General Fund
9	ABAG's regional housing allocations	Task will continue into 2008 and 2009	Funds will be needed for housing element update (FY08/09)	Staff time spent so far: 80 hours. Additional 100-200 hours needed to complete task	General Fund
10	Monitoring of developments in neighboring jurisdictions: Palos Colorados, Rancho Laguna, Bollinger Valley (Moraga) and Moraga Downtown Specific Plan	Palos Colorados: precise development plan application to be submitted in early 2008. Rancho Laguna: Conceptual development plan before Moraga Planning Commission Bollinger Moraga: preparation of draft EIR underway Downtown Specific Plan: preparation of draft EIR underway Tracking of all four developments will continue in 2008	None	Staff time spent so far: 80 hours.	General Fund
11	Applications for the following grant funds and status designations: Bay Area Air Quality Management District Climate Protection Grant for the Strategy for Downtown Lafayette Designation of the Downtown as a	 Application completed; awarded grant of $75,000 Application completed. Lafayette Downtown is designated a PDA	None	 40 hours 40 hours	General Fund

No.	Task	Schedule	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
	Priority Development Area (PDA) Designation of key open spaces as Priority Conservation Areas (PCA)	Application completed. Awaiting results		40 hours	

Housing Element Tasks (shaded rows indicate tasks for which additional funds are/will be needed either in FY07/08 or 08/09)

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
1	Revise the second unit ordinance	Lowest priority. Recommend deferral until 2008 or beyond	None	None	
2	Program H-2.8.1: Housing Rehabilitation (use RDA funds to assist in rehab of existing multi family units).	Ongoing. The RDA considered but declined assisting in the purchase of the Brook Garden apartments.	None at this time	40 hours	RDA
3	Adopt an inclusionary housing ordinance and in-lieu fees	Completed updated fee schedule and met with Council Subcommittee. Will meet with stakeholders February 2008. Task to be completed June 2008.	None	Hours spent so far: approx. 100 hours. Additional 100 hours needed to complete task	RDA
4	Program H-3.1.1: Affordable Senior Housing: (identifying parcel for senior housing)	Eden Housing selected in 2007 to build affordable senior housing project. Eden is currently looking for a site to purchase. City Council also directed staff to prepare a General Plan amendment to allow increased density for senior housing developments. Both tasks will continue into 2008	$2.2M already committed to Eden Housing. Additional funds may be needed for site acquisition	Hours spent so far: approx. 150 hours. Additional 200 hours needed to complete both tasks	RDA
5	Program H-3.2.1: Senior Housing Planned Development (consider creating a PUD district for senior housing)				
6	Program H-5.3.1: Annual Report. Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs	Data collection in progress. Report scheduled for consideration by the Planning Commission and City Council in 03/08	None	40 hours	General Fund

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
7	Program H-3.4.2: Very-Low and Low Income Density Bonus (revise zoning ordinance to add density bonus provisions). Amend the Zoning Ordinance to remove constraints to the construction of affordable housing	Work on residential chapters to begin after completion of house size study	Housing consultant contract FY08/09	40 hours	RDA
8	Program H-3.3.1: Accessible Units for the Physically Disabled (revise zoning ordinance to require set asides in apartment projects for persons with disabilities	Defer until completion of Downtown Strategic Plan			
9	Program H-3.9.1: First Time Home Buyers (include in density bonus provisions incentives for first time home buyers)	Work on residential chapters to begin after completion of house size study	Housing consultant contract FY08/09	80 hours	RDA
10	Program H-1.6.1: Review existing zoning regulations that protect existing smaller units: Review and revise the Zoning Ordinance, as necessary, to ensure that adequate protection exists to prevent the replacement of small, affordable units with larger and more expensive units, that are not in keeping with the character of the neighborhood.	Work on residential chapters to begin after completion of house size study	Housing consultant contract FY08/09	80 hours	RDA
11	Program H-2.4.1: Multi-family Units in the Downtown Area: Review and revise the C, C-1, RB and SRB zoning districts to facilitate the construction of multi-family residential uses. The maximum permissible residential density, inclusive of density bonus provisions, shall be 35 dwelling units per acre. Densities above	Defer until completion of Downtown Strategic Plan			

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
	24 dwelling units per acre shall be permitted only with the provision of a density bonus pursuant to H-3.4.1 and/or H-3.4.2. Include measures to provide protection from excessive noise, dust, odor and other quality of life criteria. Review and consider revisions to height limits and parking standards to account for day/night uses and combined parking facilities. Allow ground floor residential uses when not located on the Mt. Diablo Boulevard frontage. Consider the height, bulk and design of a development when determining its impacts on the surrounding area.				
12	Program H-3.7.1: Emergency and Transitional Housing: Revise the Zoning Ordinance to permit an emergency and transitional housing facility as a permitted use in the General Commercial Zoning District 1 (Zoning Map symbol C-1), which covers the area shown in Map V-1 in accordance with Government Code §65583. Require that the Uniform Housing Code (UHC) Space and Occupancy Standards be applied to shelters pursuant to Health and Safety Code §50807. Design Review approval shall also be required prior to issuance of a building permit.	Defer until completion of Downtown Strategic Plan			
13	Program H-5.1.4: Review the Zoning Ordinance, Review the Zoning Ordinance	Defer until completion of Downtown Strategic Plan			

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
	and consider revisions to the following governmental constraints on the development of housing: a) Require parking standards for multi-family uses in commercial zoning districts consistent with the MRA zoning district. b) Review the MRA district's FAR requirements for revision, or possible elimination. *This change will affect not only the MRA district, but will also serve as a guide for considering multi-family developments in commercial districts.* c) Delete the FAR requirements for residential use in the MRO district. d) Consider the strict regulation of the conversion of existing multiple family residential units in the C, C-1, SRB, and RB Zoning Districts. e) Provide residential parking requirements for the APO zoning district and other zoning districts that do not have residential parking requirements.				
14	Program H-2.6.1: Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning Ordinance accordingly. Require that these structures conform to the City's design review guidelines. Provide information and assistance to developers and private citizens interested in the use of manufactured housing	Work on residential chapters to begin after completion of house size study	Housing consultant contract FY08/09	80 hours	RDA

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
	components for residential expansion, conversion, or rehabilitation.				
15	Program H-1.2.1: Maintenance of Existing Residential Zoning: Retain existing residential zoning and revise the Zoning Ordinance to disallow commercial uses, other than residential businesses, in these zones. Continue to require architectural review of non-residential structures (e.g. schools, churches, fire houses, police stations, utility structures) in residential zones to ensure conformity with existing neighborhood character.	Work on residential chapters to begin after completion of house size study	Housing consultant contract FY08/09	80 hours	RDA
16	Program H-1.4.1: Condominium Conversions: Consider amendments to the existing condominium conversion regulations (Chapter 32 of Title 6 of the Municipal Code). Amendments that would be considered include exemption of limited equity residential cooperatives that provide long-term affordability for the units; requirement of relocation assistance by the proponent when units are converted; and requirement of first right of refusal by occupants. Periodically review the provisions of the Condominium Conversion Ordinance to ensure that it adequately protects the existing rental housing stock.	Defer until completion of Downtown Strategic Plan			
17	Program H-3.1.4: Available Funding (supporting efforts to obtain State and federal assistance for housing for seniors,	Ongoing			

No.	Task	Schedule	Additional Funds Needed	Staff Time (estimated)	Source of Funding
	large families and households with children).				
18	Program H-3.1.3: Tax-Exempt Financing (require developers who apply for tax exempt financing to allow persons eligible for federal assistance to apply for below market rate units)	Ongoing			
19	Program H-4.1.2: Nondiscrimination Clauses. Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance	Ongoing			
20	Program H-3.1.2: Housing Fund: Create a Housing Fund with contributions of funds collected from private and public sources to implement and/or supplement the City's housing programs. Consider funding programs specifically designed to make housing available to moderate-income Lafayette residents. Use of the Housing Fund will be governed by guidelines as set out in the Municipal Code. There are several possible sources and uses of this fund. Loans, grants, developer fees and other funding sources could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness.	Little progress made. Defer to FY 08/09 (task to be undertaken in 2009)	Housing consultant contract FY08/09	80 hours	RDA

2008 DRAFT TASK LIST

No.	Task	Type (new or carried over from 2007)	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
1	Downtown Strategic Plan[4]	Carried over	Additional funds for CEQA: to be determined (FY08/09)	80-100 hours (not including CEQA)	RDA
2	Regulating house size	Carried over	None	80 hours	General Fund
3	Eastern Deer Hill Road General Plan amendment	Carried over	None	80 hours	General Fund
4	Development fees audit: Upgrading of existing walkways and drainage impact fees and creation of new impact fees	Carried over	Upgrading existing fees: $30,000 (FY07/08) Creation of new fees: to be determined (FY08/09)	Existing fees: 80 hours New fees: 100 hours	General Fund
5	Bollinger Development Agreement	Carried over	None	80 hours	General Fund
6	Develop local CEQA guidelines	Carried over	None	200 hours	General Fund
7	ABAG's regional housing allocations/Housing Element update	Carried over	Funds will be needed for housing element update (FY08/09)	200 hours	General Fund
8	Adopt an inclusionary housing ordinance and in-lieu fees	Carried over	None	100 hours	RDA
9/10	Senior Housing: (1) Eden Housing project and (2) General Plan amendment Program H-3.1.1: Affordable Senior Housing: (identifying parcel for senior housing and getting project built and General Plan amendment)	Carried over	$2.2M already committed to Eden Housing. Additional funds may be needed for site acquisition	200 hours	RDA

[4] shaded rows indicate tasks for which additional funds are/will be needed either in FY07/08 or 08/09

No.	Task	Type (new or carried over from 2007)	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
	Program H-3.2.1: Senior Housing Planned Development (consider creating a PUD district for senior housing)				
11	Monitoring of developments in neighboring jurisdictions: Palos Colorados, Rancho Laguna, Bollinger Valley (Moraga) and Moraga Downtown Specific Plan	Carried over	None	Unknown	General Fund
12	Housing element tasks carried over from 2007 (amendments to residential zoning districts and establishment of a housing fund)	Carried over	Housing consultant contract FY08/09	200+ hours	RDA
13	Green building policies	New	Depending on Council's direction, additional funds may be needed for staff training, consultant services	100 hours	General Fund
14	Regulation of fences and other structures in front yards and/or in the City right-of-way	New	None	80 hours	General Fund
15	Update Municipal Code chapters 1-9, 6-23, and 8-21 regarding code enforcement to establish administrative fines and appeals fees; update outdoor storage language as it pertains to vehicle definitions; and, incorporate the changes into Chapter 8-21 for uniform enforcement, respectively.	New	None	80 hours	General Fund
16	Apply for grants including MTC's Station Area Planning grant and Prop 1C Incentive Infill Funds	New	Unknown. Matching funds may be needed.	100 hours	General Fund
17	Update the growth management element of the General Plan	New	Unknown. Funds may be needed for the update (FY08/09)	100 hours	General Fund

No.	Task	Type (new or carried over from 2007)	Additional Funds Needed and Fiscal Year	Staff Time (estimated)	Funding Source
18	Zoning text amendment regarding horticultural uses in the R100 district	New	None	40 hours	General Fund
19	Program H-5.3.1: Annual Report. Prepare an annual report to the City Council and Planning Commission that describes the amount and type of housing activity correlated with an updated summary of the City's housing needs	Ongoing	None	40 hours	General Fund
20	Program H-2.8.1: Housing Rehabilitation (use RDA funds to assist in rehab of existing multi-family units).	Ongoing	None at this time	40 hours	RDA
21	Program H-3.1.4: Available Funding (supporting efforts to obtain State and federal assistance for housing for seniors, large families and households with children).	Ongoing	None	40 hours	RDA
22	Program H-3.1.3: Tax-Exempt Financing (require developers who apply for tax exempt financing to allow persons eligible for federal assistance to apply for below market rate units)	Ongoing	None	40 hours	RDA
23	Program H-4.1.2: Nondiscrimination Clauses. Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance	Ongoing	None	40 hours	RDA

LIST OF TASKS: BEYOND 2008

No.	Task	Comments
1	Adopt local subdivision regulations	
2	Prepare an East End (Mt. Diablo Blvd.) Plan	Incorporate into Downtown Strategic Plan
3	Update the residential design guidelines	
4	Review/modify consultant contracts	
5	Fine tune tree protection and second unit ordinances	
6	Develop/adopt policy on inactive applications	
7	Begin implementation of GIS Plan	Ongoing
8	Amend the following sections of the Municipal Code, requested by Council or commissions:	
a	Antenna (telecommunications ordinance)	
b	Lot merger	
c	Wood burning stoves	
d	Substandard lots	
e	Leaf blowers	
f	View protection	
9	Develop policy on gated subdivisions and gated properties	
10	Adopt a solar panels ordinance	State law severely restricts the City's ability to regulate panels. Such an ordinance may not be consistent with the City's adopted Environmental Strategy.
11	Digitize Lamorinda Trails Plan	Digitize regional trail system on the computer
12	Amend GP to add language prohibiting the gerrymandering of lot lines	Added by PC on 2.19.04

No.	Task	Comments
13	Adopt a large family day care ordinance	Although the Council directed this to be done, it doesn't appear to be an issue.
14	Develop outdoor lighting standards	
15	Streamline the development review process (staff)	Ongoing